133.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	986,300 / 986,300
					USE VALUE:	986,300 / 986,300
					ASSESSED:	986,300 / 986,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
112		GLOUCESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TREMBLY GRAY C
Owner 2:	
Owner 3:	
Street 1:	76 WRIGHT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .177 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2256 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7722.000	399,800		586,500	986,300
Total Card	0.177	399,800		586,500	986,300
Total Parcel	0.177	399,800		586,500	986,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.19 | /Parcel: 437.19

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 85366

GIS Ref

GIS Ref

Insp Date 12/01/17

!10355!

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	399,800	0	7,722.	586,500	986,300		Year end	12/23/2021
2021	104	FV	318,000	0	7,722.	586,500	904,500		Year End Roll	12/10/2020
2020	104	FV	318,000	0	7,722.	586,500	904,500	904,500	Year End Roll	12/18/2019
2019	104	FV	247,400	0	7,722.	619,100	866,500	866,500	Year End Roll	1/3/2019
2018	104	FV	165,000	0	7,722.	456,200	621,200	621,200	Year End Roll	12/20/2017
2017	104	FV	154,700	0	7,722.	436,600	591,300	591,300	Year End Roll	1/3/2017
2016	104	FV	154,700	3100	7,722.	404,000	561,800	561,800	Year End	1/4/2016
2015	104	FV	137,900	3100	7,722.	338,900	479,900	479,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:34:07

LAST REV

Date	Time
07/22/21	17:36:38
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10355

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCULLOCH WALTE	506-565		6/4/1952		17,500	No	No	N	

USER DEFINED

Prior Id # 1:	85366
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/2013	1035	Manual	25,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2018	Left Notice	DGM	D Mann
7/13/2018	Permit Visit	DGM	D Mann
12/1/2017	MEAS&NOTICE	HS	Hanne S
6/27/2017	Permit Visit	DGM	D Mann
8/17/2016	Meas/Inspect	DGM	D Mann
2/1/2016	External Ins	PC	PHIL C
4/9/2014	External Ins	PC	PHIL C
1/8/2014	Info Fm Prmt	EMK	Ellen K
2/25/2009	Meas/Inspect	372	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7722		Sq. Ft.	Site		0	90.	0.84	10									586,494						586,500	

Total AC/HA:	0.17727	Total SF/SM:	7722	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	586,494	Spl Credit		Total:	586,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	4 - Radiant H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:	NC - New Cons't	10.	%
Override:			%
	Total:	37.9	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.11542547
Const Adj.:	1.00989902
Adj $ / SQ:	202.764
Other Features:	109000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	643739
Depreciation:	243977
Depreciated Total:	399762

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	5	2	
Totals			
2	10	4	

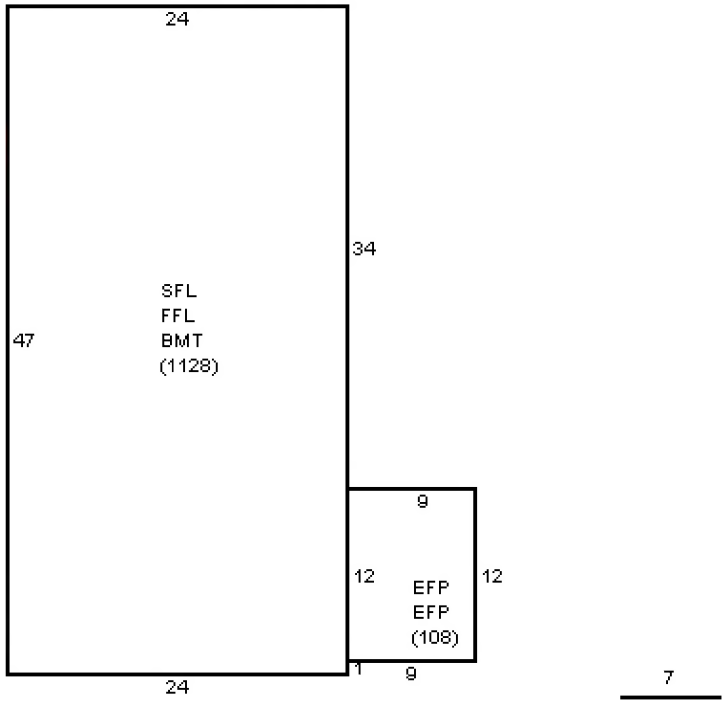
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	202.76
Special Features:	0	Val/Su Net:	111.06
Final Total:	399800	Val/Su SzAd	177.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,128	60.830	68,615
FFL	First Floor	1,128	202.760	228,718
SFL	Second Floor	1,128	202.760	228,718
EFP	Enclos Porch	216	40.220	8,688

Net Sketched Area:	3,600	Total:	534,739
Size Ad	2256	Gross Area	3600	FinArea	2256
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

133.0-0002-0001.0

IMAGE

AssessPro Patriot Properties, Inc